



Los Angeles County  
Department of Regional Planning

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**SUBDIVISION COMMITTEE REPORT**

**AMENDMENT MAP**

Planner:	<b>Carolina Blengini</b>	E-mail:	<b>cblengini@planning.lacounty.gov</b>
Subdivision Committee Date:	<b>1/3/13</b>	Amend. Ex. Map Date:	<b>11/20/12</b>
Tract/Parcel Map No:	<b>TR52455-01 (Area C) Lot 313</b>	Amendment Letter:	
Associated Permits:	<b>CUP98008</b>		
Project Number:	<b>98008</b>	Supervisory District:	<b>5<sup>th</sup></b>
Tentative Map Approved:	<b>TR52455-1</b>	Zoning Designation:	<b>RPD-5000-10U</b>
Tentative Map Expires:	<b>12/18/2013</b>	Zoned District:	<b>Newhall</b>
		Community:	<b>West Creek (Santa Clarita Valley)</b>

Project as approved:	<b>A total of 55 detached condominium units in 8.83 gross acres (Lot 313).</b>
Proposed amendment:	<b>Modify site plan on Lot 313 of TR52455-01 (Lot 1387 of TR52455) to accommodate 76 units in an 8.83 gross acre-lot zoned RDP-5000-10U.</b>
	<b>The original tentative tract map (TR52455) approved the design of lot 313 with 55 units. VTTM Condition No. 8 states that final maps may be recorded for each condominium and apartment project within Planning area C with preferred design and density provided that the maximum number of condominium and apartment units that may record within Development Area C is 1,297; and that the density proposed doesn't exceed the density allowed by the zone in each property.</b>
	<b>The table attached 'Total Unit Tabulation for Multi-Family Dwellings Area C- West Creek VTTM 52455' shows that the number of units with the approved Amended Exhibit maps and Recorded Maps do not exceed 1,297. Therefore, the increase in the number of units in lot 313 is in compliance with VTTM Condition No. 8.</b>
	<b>The zoning in lot 313 is RDP-5000-10U which allows for a maximum of 88 units. Therefore the proposed 76 units comply with the zoning density. The proposed design also complies with zoning standards and TR52455 and CUP98008 condition of approval.</b>
Location:	<b>East of Camino del Arte Drive. Access through Vista Del Rio Drive and Arroyo Spring Drive, in West Creek Planning Area C (APNs 2810109006, 2810109007)</b>

**SUBDIVISION COMMITTEE HOLDS:**

- |  |  |   |                                      |
|--|--|---|--------------------------------------|
| <input type="checkbox"/> Drainage Concept    | <input type="checkbox"/> Geologic Report         | <input type="checkbox"/> Soils Report         | <input type="checkbox"/> Road Design |
| <input type="checkbox"/> Fire Dept. Hold     | <input type="checkbox"/> Parks & Recreation Hold | <input type="checkbox"/> Health Services Hold | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Revised Exhibit "A" | <input type="checkbox"/> Other                   | <input type="checkbox"/> Other                | <input type="checkbox"/> Other       |
- ☐ Submit **35 folded** copies of the map(s) and a cover letter outlining all changes made to the map(s).
- ☐ Reschedule for Subdivision Committee ☐ Schedule for Subdivision Committee Reports

**COMMENTS**

VTTM 52455 Lot 1387.

TR52455-01 – Area C Lots 313

Future Final Map No. TR52455-11

The number of condominium and apartments units in Area C shall be monitored in similar table as the one attached for lots 309-319 of TR52455-01.

**IMPORTANT NOTICE:** Please bear in mind that processing and approval of an amendment does not affect the expiration date of the underlying tentative map. The expiration date stated above determines whether a tentative map is valid.